

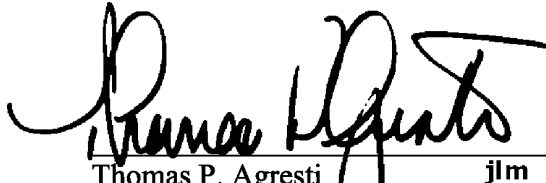
IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

|                          |   |                                    |
|--------------------------|---|------------------------------------|
| IN RE:                   | : | BANKRUPTCY NO. 20-10334 (TPA)      |
|                          | : |                                    |
| JOSEPH MARTIN THOMAS,    | : | JUDGE THOMAS P. AGRESTI            |
| Debtor.                  | : |                                    |
|                          | : | CHAPTER 11                         |
| JOSEPH MARTIN THOMAS,    | : |                                    |
| Movant,                  | : | RELATED TO DOCUMENT NO. <u>143</u> |
|                          | : |                                    |
| v.                       | : |                                    |
|                          | : |                                    |
| KATHE W. RAFFERTY and    | : |                                    |
| HOWARD HANNA REAL ESTATE | : |                                    |
| SERVICES,                | : |                                    |
| Respondent.              | : |                                    |

**ORDER**

And now, this 5th day of August, 2020, upon consideration of the *Motion to Reject Executory Contract and Vacate Order Approving Retention of Realtor/Broker*, it is hereby ORDERED, ADJUDGED, AND DECREED, as follows:

1. The Agreement entered into between Joseph M. Thomas and Kathe W. Rafferty and Howard Hanna Real Estate Services, effective on or around February 26, 2020 and relating to the sale of real property located at 2100 South Shore Drive, Erie, Pennsylvania 16505, is hereby **REJECTED** and the Agreement is **TERMINATED**.
2. The Order Approving Retention of Realtor with regard to Kathe W. Rafferty and Howard Hanna Real Estate Services at Document No. 97 is hereby **VACATED**.
3. The Respondent shall file any claim for contract rejection damages by the current Bar Date of September 15, 2020.

  
\_\_\_\_\_  
Thomas P. Agresti jlm  
United States Bankruptcy Judge

## Imaged Certificate of Notice Page 2 of 2

United States Bankruptcy Court  
Western District of PennsylvaniaIn re:  
Joseph Martin Thomas  
DebtorCase No. 20-10334-TPA  
Chapter 11**CERTIFICATE OF NOTICE**

District/off: 0315-1

User: dpas  
Form ID: pdf900Page 1 of 1  
Total Noticed: 2

Date Rcvd: Aug 05, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 07, 2020.

db +Joseph Martin Thomas, c/of Tri-State Pain Institute, 2374 Village Common Drive,  
Erie, PA 16506-7201  
r +Kathe W. Rafferty, Howard Hanna Real Estate Services, 4248 West 12th Street,  
Erie, PA 16505-3001

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 07, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 5, 2020 at the address(es) listed below:

Crystal H. Thornton-Illar on behalf of Creditor The Kada Gallery  
cThornton-Illar@leechtishman.com,  
bankruptcy@leechtishman.com;mproden@leechtishman.com;thornton-illarc81012@notify.bestcase.com  
Gary V. Skiba on behalf of Interested Party Tri-State Pain Institute, LLC gskiba@marshlaw.com,  
DGeniesse@marshlaw.com;rose227@hotmail.com  
Guy C. Fustine on behalf of Creditor Official Committee of Unsecured Creditors for Tri-State  
Pain Institute, LLC mwernick@kmgslaw.com, knoxbank@hotmail.com,burban@kmgslaw.com,  
mpol@kmgslaw.com;ecf.alert+Fustine@titlexi.com  
James Warmbrodt on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bkgroup@kmlawgroup.com  
Lauren Michaels on behalf of Creditor Office of Attorney General, Department of Revenue  
lmichaels@attorneygeneral.gov  
Mark G. Claypool on behalf of Creditor Ally Bank serviced by Ally Servicing LLC  
mclaypool@kmgslaw.com, knoxbank@hotmail.com;chartle@kmgslaw.com;aklus@kmgslaw.com  
Michael F.J. Romano on behalf of Creditor TIAA Commercial Finance, Inc. mromano@rgalegal.com,  
tyowell@rgalegal.com;jromano@rgalegal.com  
Michael P. Kruszewski on behalf of Debtor Joseph Martin Thomas mkruszewski@quinnfirm.com,  
knottingham@quinnfirm.com;mboni@quinnfirm.com;quinnbankruptcy@gmail.com;mmbquinnbankruptcy@gmail.com;mtrayer@quinnfirm.com;gbecko@quinnfirm.com  
Norma Hildenbrand, on Behalf of the United States Trustee by on behalf of U.S. Trustee  
Office of the United States Trustee Norma.L.Hildenbrand@usdoj.gov  
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov  
Salene R.M. Kraemer on behalf of Creditor WELLS FARGO BANK, N.A. skraemer@bernsteinlaw.com,  
salene@ecf.courtdrive.com

TOTAL: 11